



11 LOUGHBOROUGH ROAD
ASFORDBY, MELTON MOWBRAY, LE14 3TP

£875 Per month
Unfurnished

A well presented and spacious three bedroom semi detached house located in the popular village of Asfordby close to Melton Mowbray. The property benefits from redecoration throughout, new carpets to most rooms, uPVC double glazing, gas fired central heating and a large rear garden.

The property briefly comprises of entrance hall, lounge, kitchen/diner, utility room, WC, garden room, three bedrooms, bathroom, off road parking, garage and a large rear garden.

Asfordby is well serviced village having a convenient store, take aways, pharmacy and primary school. The village also had good links to the A46 for Loughborough, Nottingham and Leicester.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via uPVC door with stairs to first floor landing, radiator and under stair store cupboard.

KITCHEN/DINING ROOM (14.10 x 9.07 ft)

A modern kitchen comprising a range of eye and base level units, granite effect laminate work surfaces, new integrated gas hob and new integrated electric oven, stainless steel extractor fan, stainless steel sink, space for under counter fridge freezer, pantry, tiled flooring and tiled splashbacks and the back boiler fire which controls the central heating.

LOUNGE (15.11 x 10.11 ft)

A spacious room with radiator, brick ornamental fire surround, timber single glazed window.

GARDEN ROOM (11.03 x 8.11 ft)

With radiator, uPVC sliding doors to garden, wood effect vinyl flooring.

UTILITY ROOM

Comprises space for washing machine, base level units, laminate work surface and vinyl effect flooring.

WC

With low flush WC, wall mounted ceramic sink, tiled splashbacks and wood effect vinyl floor.

LANDING

With loft hatch (not to be used) and airing cupboard housing the immersion heater.

BEDROOM ONE (13.11 x 10.11 ft)

A double bedroom with radiator and two inbuilt wardrobes.

BATHROOM

A modern three piece suite comprising of a low flush WC, sink pedestal, panelled bath with acrylic shower screen with electric shower over, tiled splashbacks, radiator and wood effect vinyl flooring.

BEDROOM TWO (9.09 x 9.08 ft)

A double bedroom with radiator.

BEDROOM THREE (6.08 x 5.11 ft)

With radiator.

OUTSIDE

To the front there is a lawned garden with mature cherry tree and driveway with parking for 3 cars. To the rear there is a large rear garden mainly laid to lawn all enclosed by panelled fencing. There is also a greenhouse (not to be maintained/disposed of or replaced by landlord). There is also a detached concrete single garage.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television license and Council Tax.

LOCATION

To locate the property take the A6006 out of Melton Mowbray and proceed through Asfordby Hill. Take the 2nd exit over the roundabout and proceed through Asfordby Valley. At the roundabout take the 2nd exit onto Asfordby Bypass. Proceed along the bypass and turn left into Asfordby, take the second right onto Loughborough Road and the property can be found on your right hand side.

IMPORTANT TENANCY INFORMATION

TERM : A 12 month fixed term assured shorthold tenancy is offered with a month to month thereafter.

COUNCIL TAX : Melton Council Band B.

PETS : A small pet is permitted at the landlords discretion at an increased rent of £25 PCM more on the rent.

UNFURNISHED : To include carpets and oven only.

EPC RATING : D

SERVICES : Mains Gas, Electric, Water and Drainage.



TERMS

RENT:	£875 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,009
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	